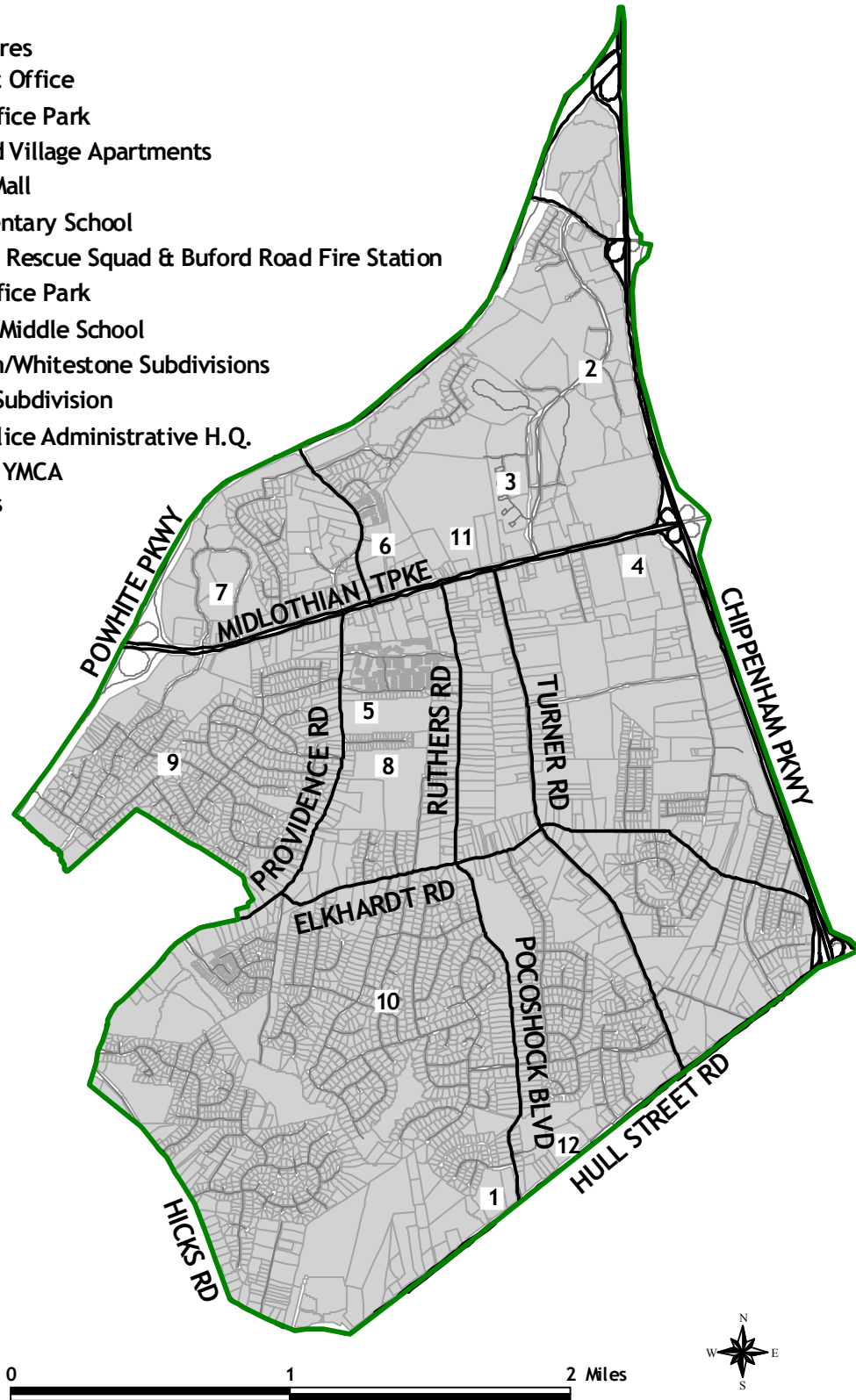


Manchester

Manchester Features

- 1 Bon Air Post Office
- 2 Boulders Office Park
- 3 Chesterfield Village Apartments
- 4 Cloverleaf Mall
- 5 Davis Elementary School
- 6 Forest View Rescue Squad & Buford Road Fire Station
- 7 Gateway Office Park
- 8 Providence Middle School
- 9 Scottingham/Whitestone Subdivisions
- 10 Surrywood Subdivision
- 11 VA State Police Administrative H.Q.
- 12 Manchester YMCA

-  Major Roads
-  Streets
-  Parcels



Manchester Community Profile

(All data is for 2002 unless noted otherwise)

Strengths

- Religious, neighborhood and community organizations per capita

Challenges

- Assessment trends from 1997 to 2002
- Emergency medical calls for service per capita
- Fire calls for service per capita
- Group A crime incidents per capita
- Housing maintenance and reinvestment
- Persons on probation per capita
- Police calls for service per capita

Community Characteristics

- Many business licenses issued per capita
- Few home-based businesses per capita
- High percentage of multifamily housing
- Low rate of population growth from 1990 to 2002
- Low percentage of population enrolled in Chesterfield County Public Schools
- High residential density



Boulders Office Park

Manchester Community Summary

POPULATION	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Population	2003	Persons	12,600	278,000
Average Annual Growth	1990-2003	% Increase	.2%	2.2%
Projected Annual Growth	2003-2010	% Increase	.2%	2.0%

HOUSING	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Housing Density	2002	Units/Acre	1.19	.38
Owner Occupied Houses	2002	% of All Units	90%	91%
Renter Occupied Houses	2002	% of All Units	10%	9%
Median Age of Houses	2002	Years	23	19
Median House Size	2002	Square Feet	1,610	1,796
Single-Family Housing Turnover	2002	% of All Units	8%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$75	\$230
Residential Code Complaints	2002	Per Capita	.007	.012
Single-Family Housing Growth	2002	% Increase	1%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	1%	3%
Housing Development Potential	2002	New Units	532	36,824
Approved Tentative Subdivisions	2002	Lots	21	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$122,000	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$147,670	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$119,500	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	124%	146%
Annual Assessment Trends	1997-2002	% Increase	4.0%	5.2%
Assessment Trend	2001-2002	% Increase	10.5%	11.9%

HOUSING MIX	MANCHESTER TOTAL	MANCHESTER PERCENTAGE	COUNTYWIDE PERCENTAGE
Total Housing Units	5,115	n/a	n/a
Single-Family Units	3,386	66%	82%
Mobile Homes	60	1%	2%
Multifamily Housing Units*	1,669	33%	16%
<i>Apartment Units</i>	1,188	23%	12%
<i>Condominiums</i>	0	0%	1%
<i>Townhouses</i>	417	8%	2%
<i>Duplexes</i>	64	1%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Manchester Community Summary

PUBLIC SAFETY	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.777	.483
Group A Crime Incidents	2002	Per Capita	.102	.059
Violent Crime Incidents	2002	Per Capita	.017	.012
Property Crime Incidents	2002	Per Capita	.052	.028
Quality of Life Crime Incidents	2002	Per Capita	.028	.016
Persons on Probation	2002	Per Capita	.006	.006
EMS Calls For Service	2002	Per Capita	.102	.064
Fire Calls For Service	2002	Per Capita	.040	.027

PUBLIC SCHOOLS	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Public School Enrollment	2002	% of Population	16%	19%

BUSINESSES	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.079	.051
Home-Based Businesses	2002	Per Capita	.030	.033

COMMUNITY LIFE	YEARS	MEASURE	MANCHESTER	COUNTYWIDE
Organizations	2002	Per Capita	.0023	.0017



Surreywood Entrance Sign



House Along Pocoshock Boulevard